



COMMUNITY AND CULTURAL CENTER
El Toro Room
17000 MONTEREY ROAD MORGAN HILL, CALIFORNIA 95037

COUNCIL MEMBERS

Dennis Kennedy, Mayor
Greg Sellers, Mayor Pro Tempore
Larry Carr, Council Member
Hedy Chang, Council Member
Steve Tate, Council Member

WEDNESDAY, MAY 19, 2004

AGENDA

CITY COUNCIL SPECIAL MEETING

5:00 P.M.

A Special Meeting of the City Council is called at 5:00 P.M. for the Purpose of Conducting a Workshop.

Dennis Kennedy, Mayor

CALL TO ORDER

(Mayor Kennedy)

ROLL CALL ATTENDANCE

(City Clerk Torrez)

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2

(City Clerk Torrez)

OPPORTUNITY FOR PUBLIC COMMENT

PUBLIC COMMENT

NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS AGENDA.

(See notice attached to the end of this agenda.)

**PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME
THE ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND
PRESENT IT TO THE CITY CLERK.**

(See notice attached to the end of this agenda.)

**PLEASE SUBMIT WRITTEN CORRESPONDENCE TO THE CITY CLERK/AGENCY SECRETARY. THE
CITY CLERK WILL FORWARD CORRESPONDENCE TO THE CITY COUNCIL.**

5:00 P.M.

City Council Action

WORKSHOP:

	Time Estimate		Page
1.	60 Minutes	<u>COYOTE VALLEY SPECIFIC PLAN DEVELOPMENT – MORGAN HILL AND SOUTH COUNTY PARTICIPATION</u>	1
		<u>Recommended Action(s):</u>	
		1. <u>Discuss and Identify</u> Mutual Concerns Regarding Coyote Valley Development; and	
		2. <u>Identify</u> Means for Improved Effectiveness in Specific Plan Process.	

FUTURE COUNCIL-INITIATED AGENDA ITEMS:

Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

ADJOURNMENT



CITY COUNCIL STAFF REPORT

MEETING DATE: May 19, 2004

Agenda Item #1

Prepared By:

Contract Planner

Submitted By:

City Manager

Coyote Valley Specific Plan Development – Morgan Hill and South County Participation

RECOMMENDED ACTION:

1. Discuss/identify mutual concerns regarding Coyote Valley development
2. Identify means for improved effectiveness in Specific Plan process

EXECUTIVE SUMMARY: The City of San Jose is currently preparing a Specific Plan for future development of Coyote Valley. The Specific Plan will accommodate a minimum of 50,000 jobs and 25,000 housing units and ancillary services. The southern third of the Valley is planned for a greenbelt. A twenty-person citizen Task Force, appointed by the City Council, is guiding the planning process. The membership roster for the Task Force is attached to this memo, as Attachment 1. The Task Force has been meeting since fall, 2002. Significant work on the land use aspects of the Plan began early this year after the selection of the consultant team. Five Task Force meetings, including one community workshop have been held this year. Selection of a preferred alternative Plan is scheduled for August. An additional six Task Force meetings, including three community workshops are scheduled to complete the Plan. Work on the environmental impact report and implementing zoning is scheduled to begin in September and be completed by September 2005. Adoption of the Specific Plan and certification of the EIR is scheduled for December 2005. A copy of the meeting schedule is attached, as Attachment 2.

On March 10th, City of San Jose staff met with representatives of the Morgan Hill Planning Commission and the full City Council to discuss the Specific Plan. A summary of the concerns expressed by Morgan Hill representatives is attached, as Attachment 4. One of the major concerns expressed by Morgan Hill representatives was the need for improved communications between the Specific Plan Task Force and Morgan Hill and other South County agencies and jurisdictions. An Outreach Plan has been developed by San Jose for this project. However, this Plan was considered inadequate to allow for meaningful, ongoing communication. A copy of the Outreach Plan is attached, as Attachment 3. At the April 21st Council meeting, staff was directed to schedule a meeting between representatives of the Morgan Hill Unified School District, Gavilan Community College, the City of Gilroy, the San Martin Neighborhood Association, the Open Space Authority, Task Force Member Russ Danielson and Supervisor Gage to identify and discuss mutual concerns regarding development of Coyote Valley and ways by which these concerns can be effectively addressed in the Specific Plan process. Suggestions for enhanced involvement that were identified at the March 10th meeting are also summarized in Attachment 4.

FISCAL IMPACT:

No budget adjustment required.

- Attachments:
1. Task Force Membership Roster
 2. Task Force Meeting Schedule
 3. Specific Plan Outreach Plan
 4. Summary of Issues and Participation Alternatives

Attachment 4

Coyote Valley Specific Plan Morgan Hill Development Issues and Suggestions for Enhanced Participation

On March 10, 2004, the City Council met with representatives of the City of San Jose to discuss the Coyote Valley Specific Plan. At that meeting, a number of concerns were expressed by City representatives regarding development of this area. Also discussed were means by which the City may more effectively communicate its concerns to the Task Force and/or participate in the Specific Plan process. Following is a summary of those concerns and participation alternatives.

DEVELOPMENT CONCERNS

Traffic:

1. **Sufficient housing should be allowed in the Valley to accommodate all new jobs created.** The Plan is being developed to accommodate a minimum of 50,000 jobs and 25,000 housing units. Assuming an average of 1.6 employed persons per housing unit, approximately 40,000 workers will live in the area. This job surplus will increase traffic congestion in the area unless adequate transportation is provided. Also, the nature of the workplace is changing, with the density of employees per building increasing. The area designated for industrial development may now accommodate more jobs than previously possible.
2. **Housing should be allowed concurrently with or in advance of job creation.** The Plan is intended to allow industrial development to occur in the Valley as soon as market conditions would allow. Residential development may only be allowed after certain conditions are satisfied, including the addition of 5,000 new jobs to the area. Allowing job creation before housing is provided for the workers will further exacerbate traffic congestion in the area.
3. **Traffic modeling for the Plan should use reasonable assumptions for trip distribution.** To date, traffic modeling for development of Coyote Valley has assumed that 80 percent of all commute trips, which originate outside of the Valley will be from the north. This is inconsistent with historical trends and highly unlikely to occur at the assumed percentage in the future. Modeling with reasonable assumptions will likely identify significant impacts to the north/south arterial street system in South County, unless adequately mitigated.
4. **Transportation planning for development of Coyote Valley should be closely coordinated with transportation plans of other agencies.** Transportation planning for development of Coyote Valley should be closely coordinated with transportation plans of the County, Morgan Hill and Gilroy, with proper mitigation to ensure the system works efficiently and congestion is not worsened.

Housing:

1. **More than 20 percent of the housing planned for the Valley should be affordable.** The Plan assumes that 20 percent of all housing in the Valley will be affordable. The Plan also assumes that local-serving retail and other service uses will be provided in the Valley. These uses typically involve low paying jobs. If sufficient low-cost housing is not available, workers will likely live in lower cost areas such as Hollister, Salinas or Los Banos and commute into the Valley, increasing traffic congestion and air pollution.
2. **Housing should be allowed concurrently with or in advance of job creation in the Valley.** The Plan is intended to delay residential development in the Valley until certain conditions are satisfied. An insufficient supply of housing in the Valley at the time of job creation will increase housing prices in nearby areas, including South County.

Schools:

1. **Schools will need to be provided concurrently with or in advance of housing development in the area.** It is unlikely the Morgan Hill Unified School District has the funds to build and operate schools for this area. A plan needs to be developed to ensure schools are available in advance of housing in the area.

Greenbelt:

1. **A strategy needs to be developed and implemented to ensure the greenbelt remains undeveloped.** Most of the land included within the greenbelt area is located outside of the city limits, under County jurisdiction, and is unlikely to be annexed. No County regulations exist to ensure the area remains undeveloped. Pressure on the County is increasing to allow urban uses within this area.

Medical Facilities:

1. **The Morgan Hill hospital should be factored into the planning for healthcare needs of the Valley.** Morgan Hill is rebuilding healthcare facilities in the community, including the possibility of an acute care hospital, which can serve Coyote Valley residents. The existence of these facilities and the Kaiser Santa Teresa hospital may be adequate to meet the acute healthcare needs of the area.

Regional Commercial Uses:

1. **Regional commercial needs of Valley residents can be accommodated by lands appropriately zoned in Morgan Hill.** Morgan Hill has a significant inventory of vacant property designated for region-serving commercial uses that is adjacent to Hwy. 101 interchanges. This inventory is well located to serve much of the need of Coyote Valley residents and should be considered in planning for this area.

PARTICIPATION ALTERNATIVES

1. Request membership on the Task Force.
2. Increase representation and participation at Task Force, Technical Advisory Committee meetings and Community Workshops.
3. Request regular meetings with San Jose staff (enhanced outreach) to provide updates on the Specific Plan process and to receive comments.
4. Request regular meetings with Task Force members who may represent South County interests to discuss Plan development and receive our comments.
5. Draft formal comments to Task Force at appropriate stages of Specific Plan development.
6. Request adequate time be provided to allow for meaningful comment as the Specific Plan is being developed.